

COMMITTEE ON LAND USE
(Standing Committee of Berkeley County Council)

Chairman: Mr. Charles E. Davis, District No. 4

Members: Mr. Milton Farley, District No. 1
Mrs. Judith K. Spooner, District No. 2
Mr. William E. Crosby, District No. 3
Mr. Steve M. Vaughn, District No. 5
Mrs. Judy C. Mims, District No. 6
Mr. Caldwell Pinckney, Jr., District No. 7
Mr. Henry L. Richardson, Jr., District No. 8
Mr. James H. Rozier, Jr., Supervisor, ex officio

The COMMITTEE ON LAND USE met on Monday, June 17, 2002, Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 8:07 p.m.

PRESENT: Mr. Charles E. Davis, Councilmember District No. 4, Chairman; Mr. Milton Farley, Councilmember District No. 1; Mrs. Judith K. Spooner, Councilmember District No. 2; Mr. William E. Crosby, Councilmember District No. 3; Mr. Steve M. Vaughn, Councilmember District No. 5; Mrs. Judy C. Mims, Councilmember District No. 6; Mr. Caldwell Pinckney Jr., Councilmember District No. 7; Mr. Henry L. Richardson, Jr., Councilmember District No. 8; Mr. James H. Rozier, Jr., Supervisor, ex officio; Mr. D. Mark Stokes, County Attorney; and Ms. Barbara B. Austin, Clerk to County Council.

The requirements of the Freedom of Information Act have been complied with by posting the time, date, place and agenda of this meeting of Berkeley County Council at the entrance to the Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, and a copy of such notice was mailed to all Councilmembers, the media, and other interested citizens.

Chairman Davis called the meeting to order and asked the Committee's pleasure on the Approval of Minutes for May 13, 2002.

It was moved by Councilmember Spooner and seconded by Councilmember Richardson to approve the minutes as presented. The motion passed by unanimous voice vote of the Committee.

Item A, Consideration prior to First Reading of the following:

1. Request by John A. Wilson, Highway 6 at intersection of Highway 16, Moncks Corner, TMS #121-00-00-015 (1.34 acres), from F-1, Agricultural District, to RNC, Rural and Neighborhood Commercial District. Council District No. 6.

Mr. LeaMond directed the committees' attention to the property on the corner of Highways 6 and 16. He stated the property is presently zoned Flex 1 and the request is to go to

RNC. The nature of the request was that it be a car wash and liquor store. There was opposition from the adjacent property owners as well as the School Board and the Planning Commission recommended denial.

It was moved by Councilmember Crosby and seconded by Councilmember Mims to deny the request by John A. Wilson. The motion to deny passed by unanimous voice vote of the Committee.

2. Request by LouAnn V. Smith, 650 Highway 6, Moncks Corner, TMS #121-16-00-012 (1 Lot), from F-1, Agricultural District, to GC, General Commercial District. Council District No. 6.

Mr. LeaMond again pointed out the property on Highways 6 and 16 and stated there was an existing nightclub on the property. The applicant requested the rezoning in order to be able to rebuild it in case of a fire. The Planning Commission did not feel it was warranted at this time; so, the recommendation was to deny.

Councilmember Vaughn asked was it grandfathered in? Mr. LeaMond stated yes.

Councilmember Spooner asked did the community oppose it? Mr. LeaMond stated, no; there was concern about expanding the use as it is now.

It was moved by Councilmember Crosby and seconded by Councilmember Vaughn to deny the request by LouAnn V. Smith. The motion to deny passed by unanimous voice vote of the Committee.

3. Request by Moses Brown, Highway 17-A, Moncks Corner, TMS #161-00-02-172 (2 acres), from PDMU, Planned Development-Mixed Use District, to GC, General Commercial District. Council District No. 8.

Mr. LeaMond pointed out Highway 17 outside of Moncks Corner in Conifer Hall. The whole parcel was PDMU; the gentleman in question wanted to pull this property out and have it zoned General Commercial as the property owner is not moving on with his plans for the PUD. So, the Planning Commission and Staff's recommendation was to approve.

Councilmember Mims stated that due to a conflict of interest, she would have to abstain from voting on this issue. A copy of Councilmember Mims' letter of abstention is attached hereto and incorporated herein by reference.

It was moved by Councilmember Richardson and seconded by Councilmember Vaughn to approve the request by Moses Brown. The motion passed by unanimous voice vote of the Committee with Councilmember Mims abstaining.

(A copy of Councilmember Mims' abstention letter is attached hereto and incorporated herewith by reference.)

B. Review prior to Second Reading of the following:

1. Bill No. 02-25, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Stanley Baker for Montague Lands, LLC, and Mont-Med, Inc., Montague Plantation Road, Goose Creek, TMS #235-00-00-013 (a 8.69 acre portion, 45.32 acres total) and #235-00-00-039 (a 7.51 acre portion, 51 acres total) from LI, Light Industrial District, and HI, Heavy Industrial District, to R-1 Single Family Residential District. Council District No. 3.

It was moved by Councilmember Crosby and seconded by Councilmember Vaughn to send the request by Stanley Baker to Council for Second Reading. The motion passed by unanimous voice vote of the Committee.

2. Bill No. 02-26, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Alfred Yates, 2653 Highway 41, Wando, TMS #263-00-03-044 (1 acre), from R-2, Manufactured Residential District, to GC, General Commercial District. Council District No. 2.

It was moved by Councilmember Spooner and seconded by Councilmember Vaughn to send the request by Alfred Yates to Council for Second Reading. The motion passed by unanimous voice vote of the Committee.

3. Bill No. 02-27, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: CP, a Limited Partnership, Highway 52, Moncks Corner, TMS # (a 23.7 acres portion, of 138.15 acres total), from GC, General Commercial District, to R-3, Mobile Home Park District. Council District No. 8

It was moved by Councilmember Richardson and seconded by Councilmember Pinckney to send the request by CP, a Limited Partnership to Council for Second Reading. The motion passed by unanimous voice vote of the Committee.

C. Review prior to Third Reading of the following:

1. Bill No. 02-14, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Robert A. Hammond, off Lazy Hill Road, Moncks Corner, TMS #210-00-00-047 (25.013 acres), from R-2, Manufactured Residential District, to R-2R(f), Mobile Home Farm Residential District. Council District No. 6.

It was moved by Councilmember Crosby and seconded by Councilmember Spooner to send the request by Robert A. Hammond to Council for Third and final Reading. The motion passed by unanimous voice vote of the Committee.

2. Bill No. 02-15, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Wilson P. Rumph, Jr. for Rumphs Auto Services, A/P 2682 Highway 41 and 715 Yaupon Drive, Wando, TMS #263-00-04-006 and 007

(5.71 acres total), from R-2, Manufactured Residential District, and R-1R, Rural Single-Family District, to GC, General Commercial District. Council District No. 2.

It was moved by Councilmember Spooner and seconded by Councilmember Crosby to send the request by Wilson P. Rumph to Council for Third and final Reading. The motion passed by unanimous voice vote of the Committee

3. Bill No. 02-16, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Denise Phillips for William H. Johnson, 3140 Highway 17-A, Bonneau, TMS #073-00-00-009 (a 2 acre portion, 164.69 total), from F-1, Agricultural District, to RNC, Rural and Neighborhood Commercial District. Council District No. 8.

It was moved by Councilmember Richardson and seconded by Councilmember Spooner to send the request by Denise Phillips to Council for Third and final Reading. The motion passed by unanimous voice vote of the Committee

It was moved by Councilmember Spooner and seconded by Councilmember Vaughn to adjourn. The motion passed by unanimous voice vote of the Committee.

The Meeting adjourned at 8:10 p.m.

July 8, 2002
Date Approved

COMMITTEE ON LAND USE
(Standing Committee of Berkeley County Council)

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Mr. Henry L. Richardson, Jr., District No. 8
Mr. James H. Rozier, Jr., Supervisor, ex officio

A meeting of the COMMITTEE ON LAND USE, Standing Committee of Berkeley County Council, will be held on Monday June 17, 2002, in the Assembly Room, Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, following the meeting of the Committee on Planning and Development, the Committee on Water and Sanitation, the Committee on Human Services, the Committee on Community Services and the Committee on Justice and Public Safety at 6:00 p.m.

AGENDA

APPROVAL OF MINUTES:

May 13, 2002

A. Consideration prior to First Reading of the following:

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[Staff recommended denial]

[Planning Commission recommended denial]

2. Request by LouAnn V. Smith, 650 Highway 6, Moncks Corner, TMS #121-16-00-012 (1 Lot), from F-1, Agricultural District, to GC, General Commercial District. Council District No. 6.

[Staff recommended denial]

[Planning Commission recommended denial – (Vote 4 – 1)]

3. Request by Moses Brown, Highway 17-A, Moncks Corner, TMS #161-00-02-172 (2 acres), from PDMU, Planned Development-Mixed Use District, to GC, General Commercial District. Council District No. 8.

[Staff recommended approval]

[Planning Commission recommended approval]

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3. Bill No. 02-27, an Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: CP, a Limited Partnership, Highway 52, Moncks Corner, TMS #181-00-02-102 (a 23.7 acres portion, of 138.15 acres total), from GC, General Commercial District, to R-3, Mobile Home Park District. Council District No. 8

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June 12, 2002
S/Barbara B. Austin
Clerk of County Council